

August 23, 2018

Mr. Ford called the Meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Members Present: Mr. Neary, Mr. Nace, Mr. Eschbach, Mr. Stothoff, Mr. Kirkpatrick, Mr. Ford

Members Absent: Mr. Mazza, Mr. Walchuk, Mr. Kastrud, Mr. Sullivan

Others Present: Board Atty. Mark Anderson, Engineer Robert Clerico, Planner Andrea Malcolm

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated February 1, 2018, as published in the Hunterdon County Democrat and January 31, 2018, as published in the Courier News. A copy of the Notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Eschbach made a motion to approve the minutes of the July 26, 2018 meeting. Mr. Stothoff seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Nace, Mr. Stothoff, Mr. Kirkpatrick, Mr. Ford

Issue of Completeness: Fallone Group LLC: Block 22, Lot 34, Perryville Road: Preliminary & Final Site Plan Approval: Mr. Ford referenced letters from Engineer Clerico and Hydrologist DeRico. Based upon Mr. Clerico's letter; Mr. Kirkpatrick made a motion to deem the application incomplete. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Kirkpatrick, Mr. Eschbach, Mr. Neary, Mr. Nace, Mr. Stothoff, Mr. Ford

Public Hearing: Powerco Partners, LTD: Block 23, Lot 2.02, Route 173 West: Use Variance: Applicant's Attorney Alan Lowcher has requested an adjournment until the September 27, 2018 meeting due to a death in his family. Quick Check is tentatively scheduled for September and the Housing Element and Fair Share Plan must be addressed. Mr. Clerico said Union Township Board of Education may be submitting their revised subdivision plan. He indicated time to review that application would be minimal. Mr. Kirkpatrick said Powerco should be heard in September. Atty. Lowcher had provided Notice Documents for tonight's meeting.

Mr. Kirkpatrick made the motion to carry the Powerco application until September 27, 2018. No further notice is required. Mr. Stothoff seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Mr. Ford said the Housing Element and Fair Share Plan should be discussed at the September 27, 2018 meeting and adopted at the October 25, 2018 meeting.

Mr. Ford asked the Board's opinion about holding a special meeting in October. It was the consensus of the Board to hold a special meeting on October 11, 2018 to hear the Quik Check application.

Comments from the Public/Other Business:

Festivals and Large Assemblies:

At the request of the Township Committee, the Board discussed the proposed Draft Ordinance Amendment. Mr. Kirkpatrick said that the Definition of E-9 Entertainment in the Land Use Code could be amended to include rodeos, concerts and festivals.

A motion was made by Mr. Kirkpatrick and seconded by Mr. Stothoff to recommend to the Township Committee to amend the Ordinance as set forth above.

Motion to Adjourn: Mr. Stothoff made a motion to adjourn. Mr. Eschbach seconded the motion.
(7:20 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary